

6/2/2026 12:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501768

**Incident to the issuance of title insurance.**

Prepared by and return to:

Stephanie Flint

Sunbelt Title Agency

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 1750426-03205

Doc Stamp-Deed: \$2,093.00

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**Warranty Deed**

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This Warranty Deed, dated June 1, 2026 by **Richard Allen Reed, Jr., A Married Man**, hereinafter called the Grantor, to **Jacob R. Kowalewski and Denise Kowalewski, Husband And Wife**, who has a mailing address of 551 E Seminole Dr, Venice, FL 34293 hereinafter called the Grantee;

(Whenever used herein the terms 'Grantor' and 'Grantee' include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

**Lots 16152, 16153 and 16154, SOUTH VENICE UNIT NO. 61, according to the Plat thereof, recorded in Plat Book 7, Page 38, of the Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 0436140128**

**Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Richard Allen Reed, Jr.

Richard Allen Reed, Jr.  
After Closing Address:  
930 Park Ave #4  
Hoboken, NJ 07030

Nadine Price

Witness: (Signature)

Nadine Price

Printed Name

1917 Huisache Street

Address

Royce City TX 75189

City, State, Zip

Carlos Pittman

Witness: (Signature)

Carlos Pittman

Printed Name

732 S. 6th St. #5249

Address

Las Vegas, NV 89101

City, State, Zip

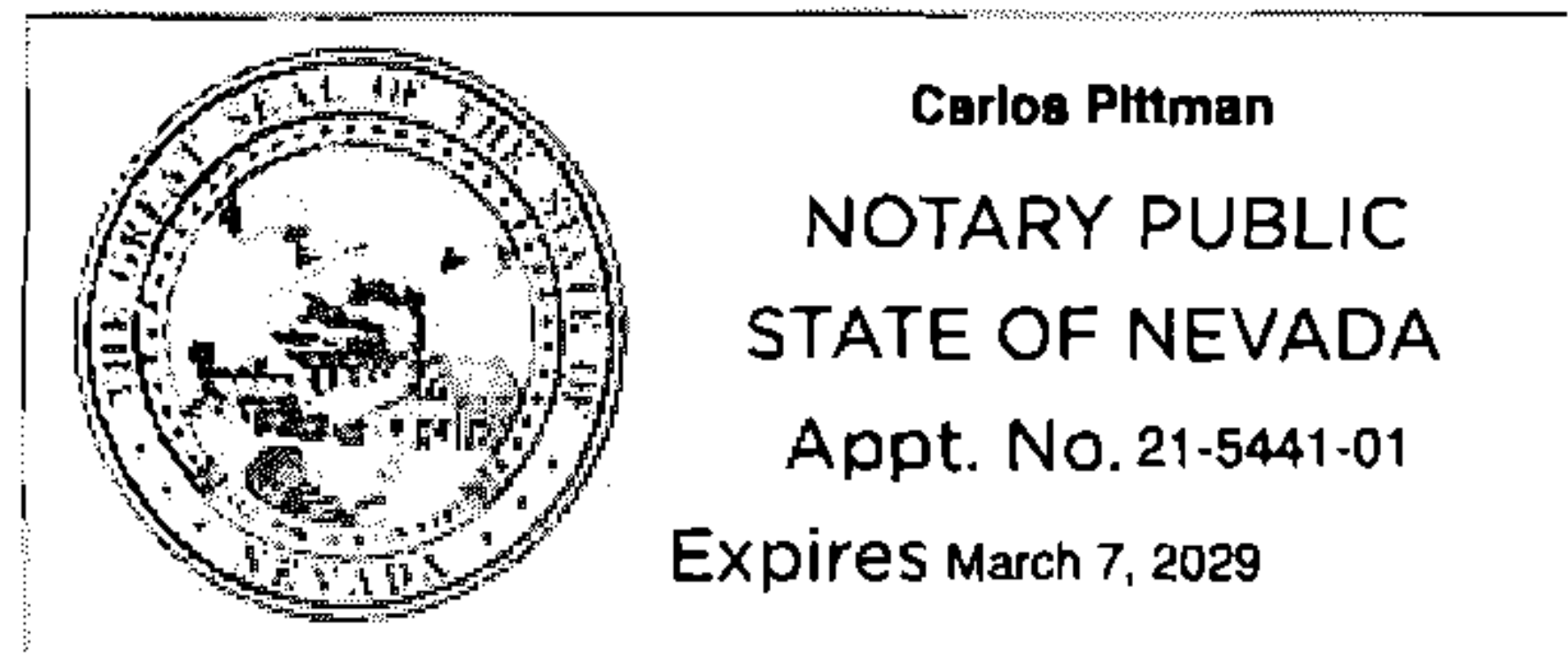
STATE OF: Nevada

COUNTY OF: Clark

The foregoing instrument was acknowledged on 05/28/2026 by means of ( ) physical presence or  
() online notarization by: Richard Allen Reed, Jr.  
who is ( ) personally known to me; or ( X ) produced a driver license as identification.

Carlos Pittman  
Notary Public (signature)

Print Name: Carlos Pittman  
My Commission Expires: 03/07/2029



Notarized remotely using audio-video communication technology via Proof.